

TO LET



BRAND NEW INDUSTRIAL UNITS – from £13,346.75 pa + VAT - Approx 1,355 & 2,130 sqft

Trafalgar Park, Balthane Industrial Estate, Ballasalla



- Hi-end, newly developed Industrial Units available to let.
- Conveniently located on the popular Balthane Industrial Estate, Ballasalla.
- Impressive, double height glass panels – providing lots of light, especially if mezzanine level installed. Electric roller shutter door, separate pedestrian door in glass panel. WC.
- Each unit comes with allocated parking.
- Available from June 2023.
- Attractive, tidy complex with landscaped surrounding borders.

Over/...

DESCRIPTION

Great opportunity to let newly constructed Industrial Units at Trafalgar park, on the Balthane Industrial Estate in Ballasalla. Development is due to be completed by end of the 2nd Quarter 2023. Built to a very high standard with full electric roller shutter door, separate pedestrian door and WC installed. Each unit comes with allocated parking.

LOCATION

Travelling towards Douglas from Ronaldsway Airport turning right into the Balthane Industrial Estate, take the first turning right where Trafalgar Park entrance is further down on the right-hand side.

ACCOMMODATION

- **Units 10 & 11** – Approx 2,130 sq ft
£20,980.50 pa + VAT each.
- **Unit 18** – Approx 1,355 sq ft
£13,346.75 pa + VAT

LEASE TERMS/REPAIRING OBLIGATIONS

New leases available on standard FRI terms via a service charge. Tenant to pay rates and building insurance in addition.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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